



City of Tualatin

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July 9, 2015

Sander Kohler, Intern
c/o Tara Lund, LEED AP BD+C, Principal Architect
CIDA, Inc.
15895 SW 72nd, Suite 200
Portland, OR 97224

RE: FINAL DECISION FOR AR-15-06 MERIDIAN BUSINESS PARK – HALE NORTH – BUILDINGS G & H, 17400 SW 65th AVE (TAX LOTS 21E 18BC 00600 & 700).

Dear Mr. Kohler,

The 14-day period for requesting a review of the Architectural Review Decision for the Meridian Business Park expired at 5:00 pm, July 8, 2015. As no requests for review were filed, the Architectural Review Decision dated June 24, 2015 becomes a final decision.

AR-15-06 is approved with the following Architectural Review conditions:

- AR-1 Prior to obtaining a building permit, the applicant shall submit two revised plan sets – plan size and ledger (11 x 17) – for review and approval to the Planning Division with the following changes:
- a. To meet the requirement of 73.160(1)(b) (i) a walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet wide and constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.
 - The applicant shall revise the site plans to provide a walkway between Building H on Lot 600 and the sidewalk in the SW Rosewood Street right-of-way.
 - b. To meet the requirement of 73.160(3)(d), provide an identification system which clearly locates buildings and their entries for patrons and emergency services.
 - The applicant shall revise the elevations to illustrate or note address numerals that meet the needs of Tualatin Valley Fire & Rescue (TVF&R).

- c. To meet the requirement of 73.160(4)(a), on and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.
 - The applicant shall revise the site plans as necessary to note or show all existing and new at grade and rooftop electrical and mechanical equipment and its screening. (At grade, it applies to boxes resting at grade, not vault covers flush with grade.)
- d. To meet the requirement of 73.360(1), a minimum of 25 square feet per parking stall shall be improved with landscape island areas which are protected from vehicles by curbs.
 - The applicant shall revise the site plans to tabulate for each lot the total square footage of landscaping within landscape island areas.
- e. To meet the requirement of 73.360(3), provide a minimum of one deciduous shade tree for every four (4) parking spaces to lessen the adverse impacts of glare from paved surfaces and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot.
 - The applicant shall revise the landscape plan to for each lot tabulate, call out, or otherwise symbolize those deciduous shade trees dedicated to and uniformly distributed throughout the parking area.
- f. To meet the requirement of 73.370(1)(x), required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.
 - The applicant shall revise the site plan to note that carpool/vanpool (C/V) stalls will be striped or signed.
- g. To meet the requirement of 73.370(2)(a) Industrial (i) and (ii), required bicycle parking is 2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater, of which the first 5 spaces or 30%, whichever is greater, shall be covered.
 - The applicant shall revise the fact sheet, site plan, and details sheet to consistently tabulate and illustrate a number of bicycle parking spaces that meets or exceeds the minimum required and coverage thereof that meets or exceeds the minimum required.
- h. To meet the requirement of 73.380(6), artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.
 - The applicant shall revise the elevations sheet and provide a light fixture cut sheet or sheets and/or a lighting plan to demonstrate that the proposed wall-mounted lights on the east elevation of the building addition are shielded as full cut-off fixtures. The *Guidelines for Good Exterior Lighting Plans* (Attachment 106) is available as an implementation aid.

AR-2 To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall be continually

maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval, as a condition of approval.

AR-3 To meet the requirement of 73.100(1), all landscaping approved through Architectural Review (AR) shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered through AR.

AR-4 To meet the requirement of 73.250,

(1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.

(2) During the construction process:

(a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.

(b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.

(c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in 31.060.

(d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.

(e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.

(f) Tree root ends shall not remain exposed.

(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials.

AR-5 The applicant shall make the site development comply with the noise limits of 63.051(1).

AR-6 The applicant shall separately from this AR submit [sign permit](#) applications for any proposed [signage](#).

The following are the Public Facilities requirements for AR 15-06, Meridian Business Park - Hale North - Building G & H:

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT:

- PFR-1 The applicant shall submit revised stormwater system plans that show each lot's impervious area to be individually treated prior to direct connection to the public stormwater system, for review and approval.
- PFR-2 The applicant shall submit stormwater detention, treatment, and conveyance calculations, for review and approval.
- PFR-3 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT:

- PFR-4 The applicant shall submit complete construction plans for SW 65th Avenue that include 16 feet of pavement, curb & gutter, sidewalk, street trees behind the sidewalk, storm drainage and street lights, for review and approval.
- PFR-5 The applicant shall submit complete construction plans for SW Rosewood Street that include pavement, curb & gutter, sidewalk, street trees within the planter strip, storm drainage and street lights to match the existing street section, for review and approval.
- PFR-6 The applicant shall submit final plans that show one proposed 24-foot wide access to SW Rosewood Street, one proposed 24-foot wide access to SW 65th Avenue, and one existing 36-foot wide access to SW 65th Avenue, for review and approval.
- PFR-7 The applicant shall submit revised water plans that show reduced pressure backflow devices for domestic water services and that either directly connect to public lines without crossing adjacent lots in order to allow DCVAs within the building or as shown with DCVAs in underground vaults, for review and approval.
- PFR-8 The applicant shall submit revised plans that show a sanitary sewer lateral for the south lot connecting directly to a public sanitary sewer line without crossing adjacent lots, for review and approval.
- PFR-9 The applicant shall submit revised plans that show clean-outs for sanitary sewer lateral at the property line, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-10 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).
- PFR-11 The applicant shall obtain a Public Works Permit for work within the right-of-way and a Water Quality Permit for onsite facilities.
- PFR-12 The applicant shall dedicate 9 feet of right-of-way along SW 65th Avenue, for review and approval.
- PFR-13 The applicant shall obtain a NPDES Erosion Control Permit.
- PFR-14 The applicant shall obtain a City of Tualatin erosion control permit.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- PFR-15 The applicant shall submit a copy of the recorded private access agreement, for review and approval.
- PFR-16 The applicant shall submit a copy of the private water easement for the south lot's lateral crossing the north lot, if needed.
- PFR-17 The applicant shall complete all the public improvements and have them accepted by the City.

Sincerely,

A handwritten signature in blue ink that reads "Colin Cortes". The signature is written in a cursive, flowing style.

Colin Cortes, AICP, CNU-A
Assistant Planner

Is

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager
Jeff Fuchs, PE, City Engineer
Tony Doran, EIT, Engineering Associate
File: AR-15-06